

Differences between the B-1 to B-3 (all other uses are the same):

Uses	B1	B3
Motorized vehicle sales		C
Service and repair facilities	C	C
Contractor services		C
Cabinet shops or stores		C
Optical lens grinding and finishing		P

P= Permitted by Right
C= Permitted with Conditions
S= Special Permit Required
blank= Not Permitted
red letters= changed by reFORM

**Height:** Changes from 40' in existing B-1 to 50' unless adjacent to R-1 to R-4: Buildings abutting the R-1 through R-4 zoning districts shall be required to have one additional foot of setback to any required side and/or rear yard for each one foot of building height in excess of the lesser height of the district (35').

**Setbacks:** 20' in existing B-1 down to 0' in B-3. Side yard setbacks in existing B-1 0'; 10' if abutting residential. Side yard setbacks in B-3 are 0'; 10' if abutting residential. Rear yards in existing B-1 are the smaller of 30' or 20% of lot depth. Rear yard setbacks in B-3 are 0'; 30' if abutting residential.

**Parking:** Reduced from 1/300 sq. ft. to 1/600 sq. ft. and increased distance from 300 feet to 600 feet.

#### Signs:

			Today			reForm	
			Inside Front Yard	Outside Front Yard		Inside Front Yard	Outside Front Yard
B-1 to B-3	Freestanding	1 per business per frontage <b>OR</b>	50 sq. ft./15 ft. tall	100 sq. ft./25 ft. tall	1 per business per frontage <b>OR</b>	N/A	100 sq. ft./25 ft. tall
	Center	1 per frontage	50 sq. ft./15 ft. tall	150 sq. ft./35 ft. tall		N/A	150 sq. ft./35 ft. tall